



FLEXIBLE PLAN PRELIMINARY SUBDIVISION IN
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.

P.O. BOX 1205
WESTBOROUGH, MASS. 01581

CLIENT NUMBER: 1002
JOB NUMBER: 328-813
DWG. NO. RIDDWLO

PREPARED BY
THOMPSON-LISTON ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASSACHUSETTS 01505
TELEPHONE (508) 869-6151

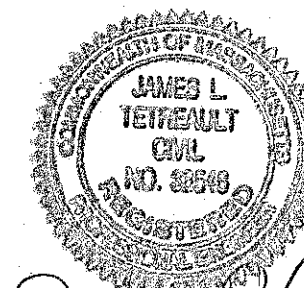
DATE:
NOVEMBER 25, 2015
REVISED APRIL 14, 2016



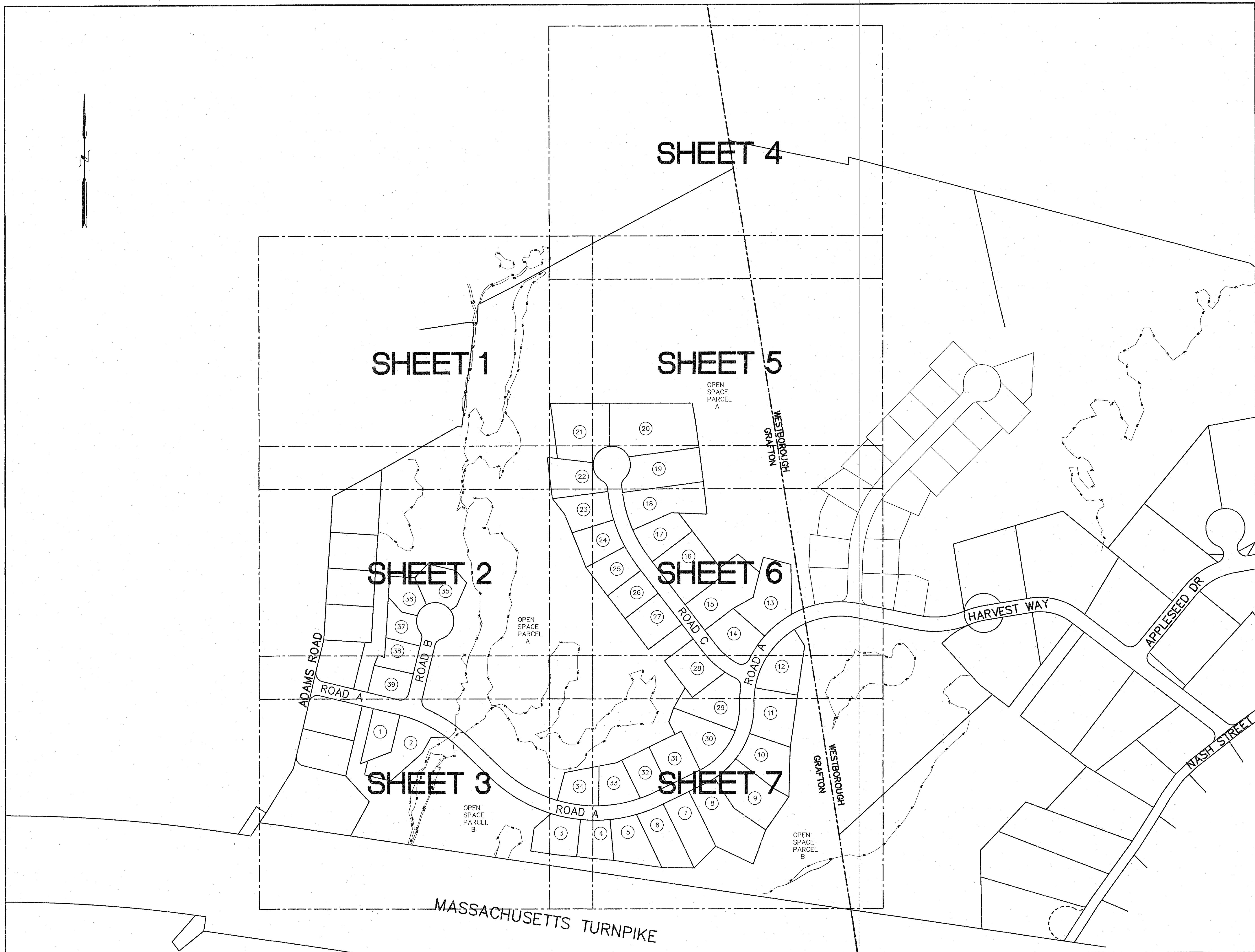
LOCUS MAP
SCALE: 1" = 800'

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
LAND PLANS	L1 - L7
GRADING PLANS	G1 - G7
SOILS MAP	S1
<u>PROFILE SHEETS</u>	
ROAD A	P1 - P3
ROAD B	P4
ROAD C	P5



James L. Tremblay
4/14/2016



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE
- POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

NOTES:

1. THE SITE IS LOCATED ENTIRELY WITHIN THE R4 ZONING DISTRICT.
2. TOTAL SITE AREA IS 69.98 ACRES.
3. TOGETHER, OPEN SPACE PARCEL A (36.31 ACRES) AND OPEN SPACE PARCEL B (8.88 ACRES) HAVE AN AREA OF 45.19 ACRES OR 64.58% OF THE SITE.
4. THE 39 LOTS IN GRAFTON HAVE A TOTAL AREA OF 889,167 S.F. FOR AN AVERAGE OF 22,799 S.F. PER LOT.

THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Landscape Architects Erosion Control Specialists
51 Main Street, Post Office Box 570, Boylston, MA 01505
Telephone 508-869-6151 FAX 508-869-6842

CLT. NO.	1002	JOB NO.	328-0813
DATE:	NOVEMBER 25, 2015	DWG NO.	CASA_WEST_STIDSEN.DWG

REVISIONS	
DATE:	DESCRIPTION
4-14-16	TOWN REVIEW

SCALE: 1 INCH = 150 FEET

0 75 150 300 450

FEET

0 75 150

METERS

"THE RIDINGS"
FLEXIBLE DEVELOPMENT
PRELIMINARY SUBDIVISION
KEY SHEET
IN
GRAFTON, MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581

N/F
KARYN A. LUKAS
DAVID B. O'CONNOR

#106 ADAMS ROAD

N/F
COURTNEY WEBBER-LAVOIE
DANIEL LAVOIE

#102 ADAMS ROAD

N/F

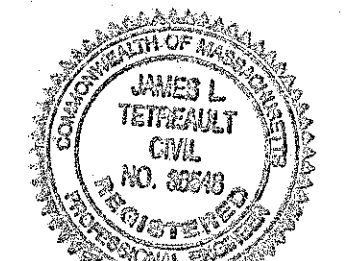
N/F
KATHLYN LAFLAMME
#112 ADAMS ROAD

KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING
- UTILITY POLE
- POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- RETAINING WALL
- STONE WALL
- PROPOSED BOUND

NOTES:

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4. THE 39 LOTS IN GRAFTON HAVE A TOTAL AREA OF 865,122 S.F. FOR AN AVERAGE OF 22,183 S.F. PER LOT.
5. ALL 39 PROPOSED LOTS IN GRAFTON HAVE AN AREA OF AT LEAST 12,500 S.F.
6. THE ENTIRE SITE IS LOCATED IN THE R4 ZONING DISTRICT.
7. THE SITE IS SHOWN AS PARCEL 10 ON ASSESSOR'S MAP 32.
8. THE DEED FOR THIS PROPERTY WAS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 37262 PAGE 367.



James L. Thompson
4/14/2015

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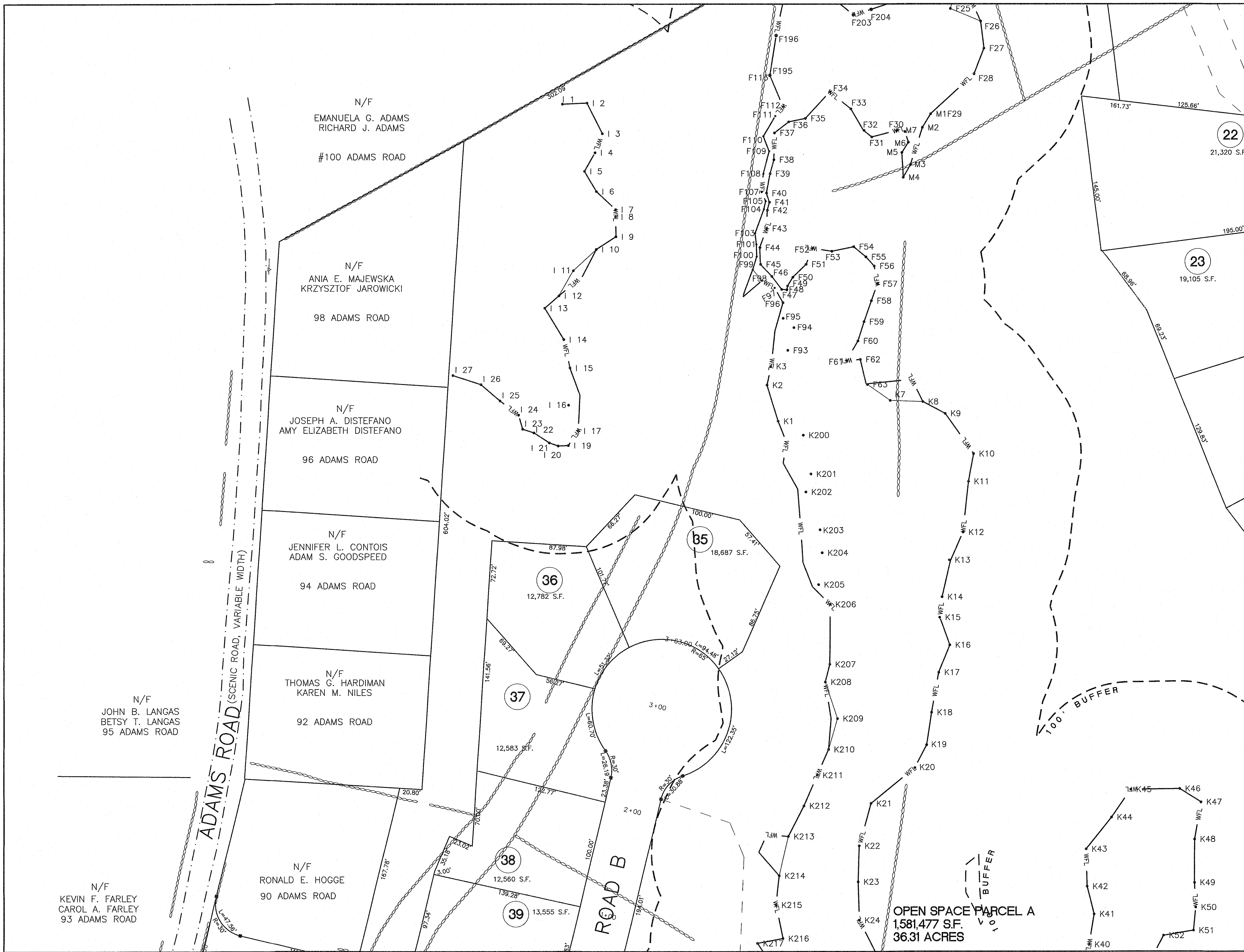
SCALE: 1 INCH = 40 FEET
0 10 20 40 80 120
FEET
0 5 10 20 30 40
METERS

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PRELIMINARY SUBDIVISION
LAND PLAN
IN
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STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET L1

OPEN SPACE PARCEL A
1,581,477 S.F.
36.31 ACRES

21

36,546 S.F.



KEY

- F25 --- BORDERING VEGETATED WETLAND EDGE
- F25* --- 100' BUFFER ZONE EDGE
- F25* --- BVW FLAG NUMBER
- --- EDGE OF PAVEMENT
- --- BERM OR CURBING
- --- UTILITY POLE
- --- POLE WITH LIGHT
- --- OVERHEAD WIRES
- --- 2' CONTOUR
- --- 10' CONTOUR
- X 123.1 EXISTING SPOT GRADE
- --- RETAINING WALL
- --- STONE WALL
- --- PROPOSED BOUND

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JAMES L. THOMPSON
CIVIL
NO. 80248
4/14/2016

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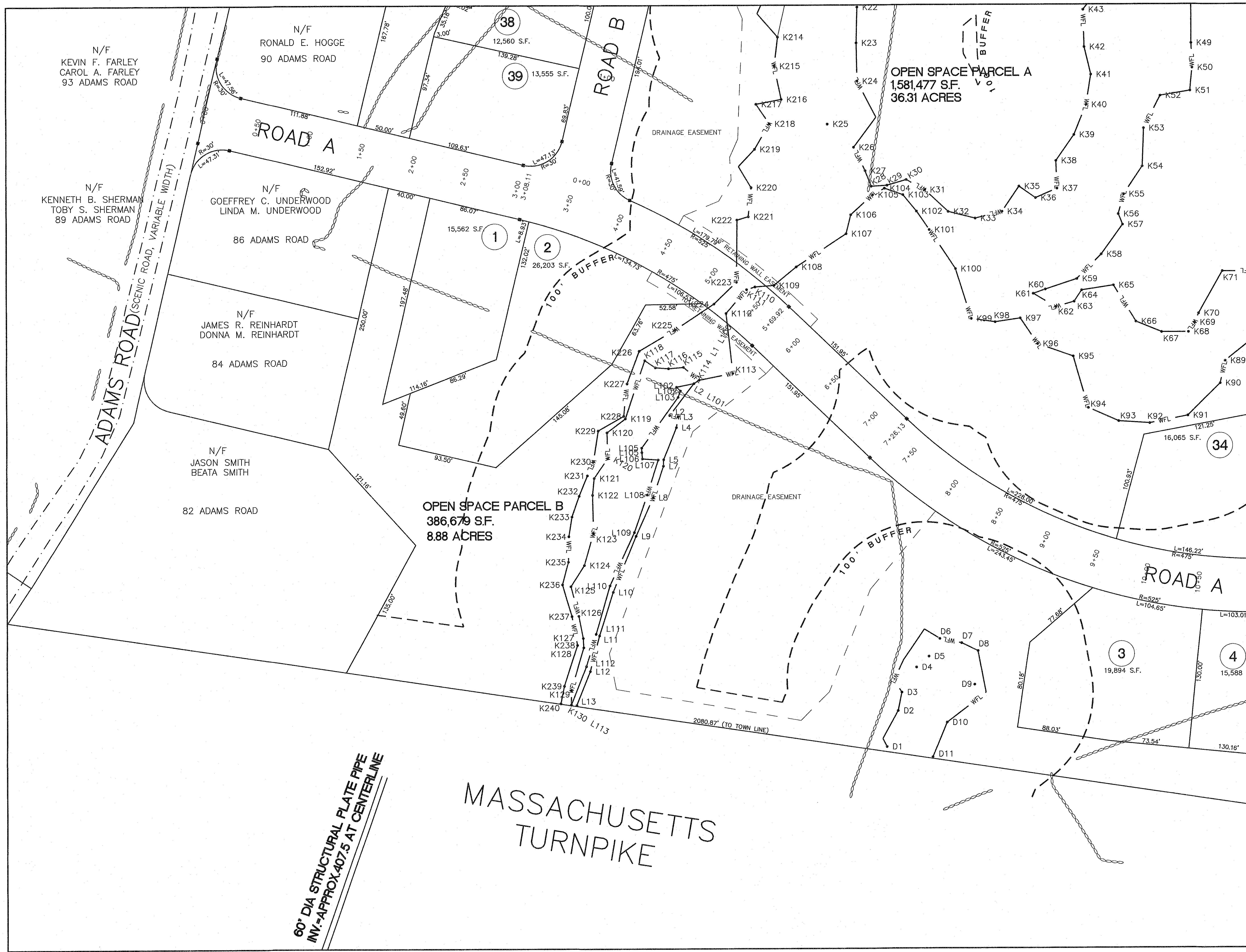
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SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

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SHEET L2



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVM FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
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FEET

0 5 10 20 30 40
METERS

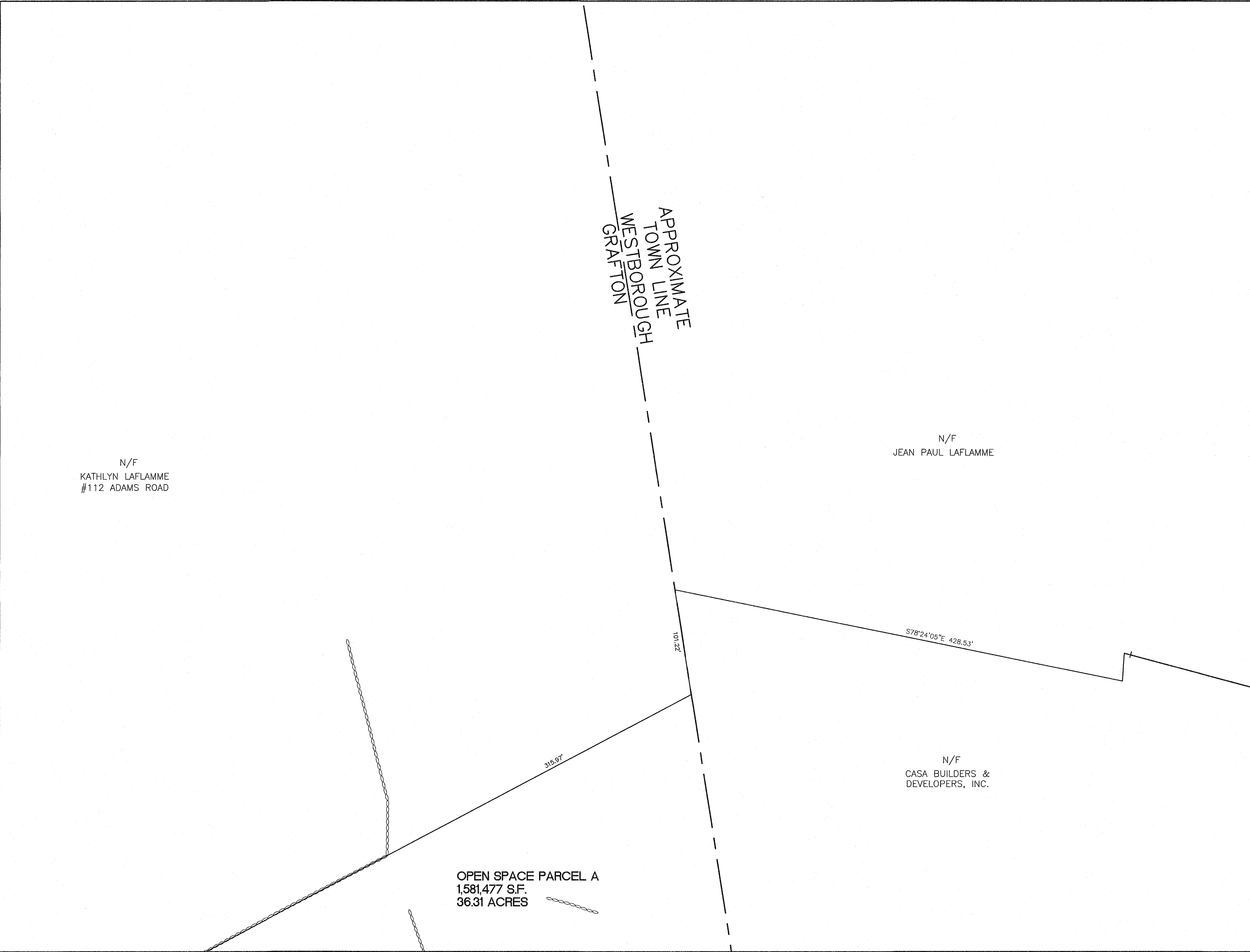
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SHEET L3

60" DIA STRUCTURAL PLATE PIPE
INV.-APPROX 407.5 AT CENTERLINE

MASSACHUSETTS
TURNPIKE



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING
- UTILITY POLE
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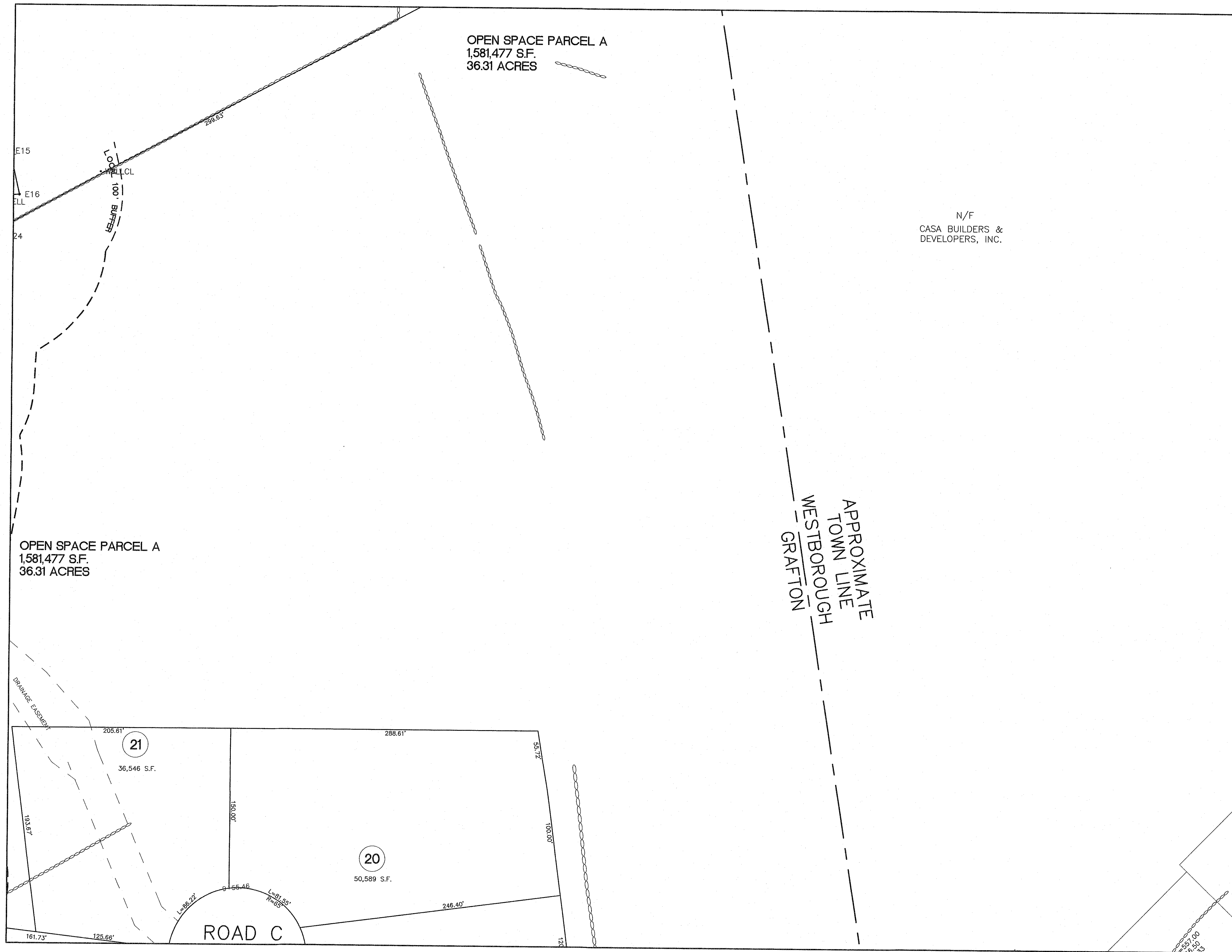
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FEET

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SHEET L4



OPEN SPACE PARCEL A
1,581,477 S.F.
36.31 ACRES

OPEN SPACE PARCEL A
1,581,477 S.F.
36.31 ACRES

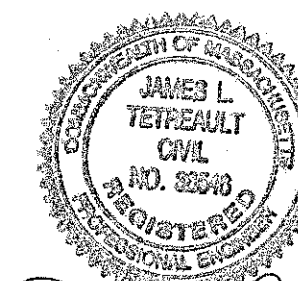
N/F
CASA BUILDERS &
DEVELOPERS, INC.

APPROXIMATE
TOWN LINE
WESTBOROUGH
GRAFTON

KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- RETAINING WALL
- STONE WALL
- PROPOSED BOUND

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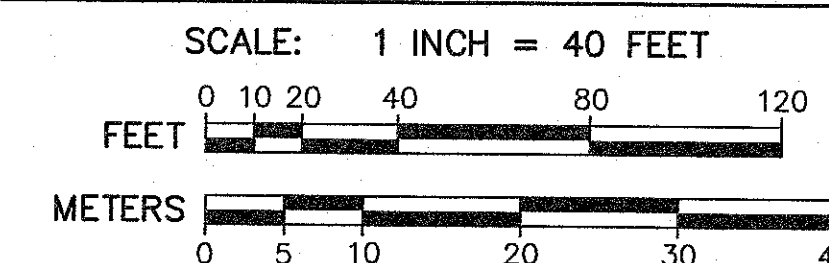
James L. Terpenault
11/14/2015

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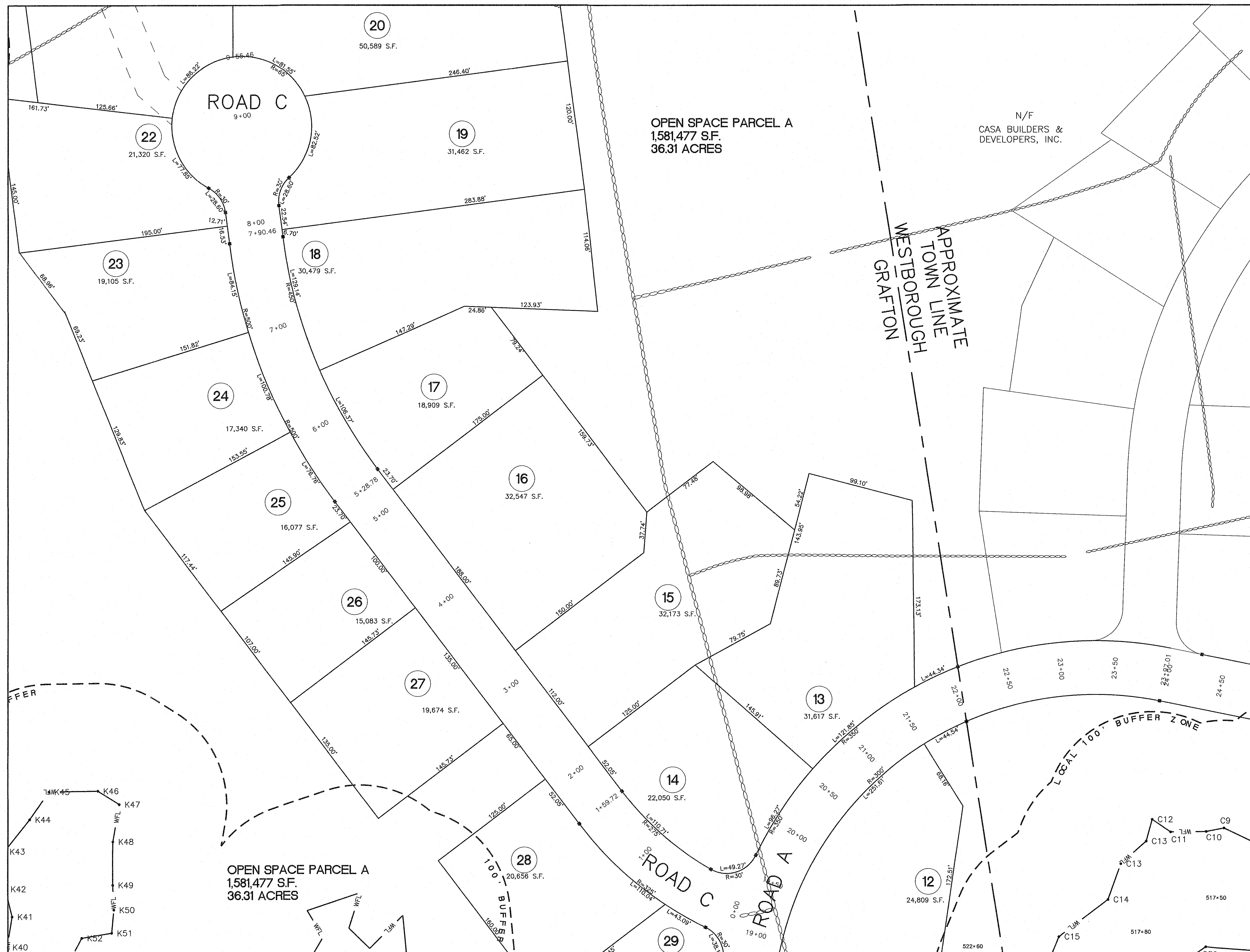
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



REVISIONS	
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"THE RIDINGS"
FLEXIBLE DEVELOPMENT
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LAND PLAN
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SHEET L5

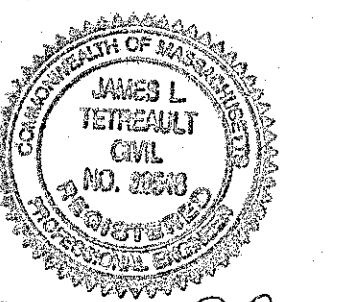


KEY

- | | |
|---|---|
|  | <p>BORDERING VEGETATED
WETLAND EDGE</p> |
|  | <p>100' BUFFER ZONE EDGE</p> |
|  | <p>BWV FLAG NUMBER</p> |
|  | <p>EDGE OF PAVEMENT</p> |
|  | <p>BERM OR CURBING
UTILITY POLE</p> |
|  | <p>POLE WITH LIGHT</p> |
|  | <p>OVERHEAD WIRES</p> |
|  | <p>2' CONTOUR</p> |
|  | <p>10' CONTOUR</p> |

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"THE RIDINGS"

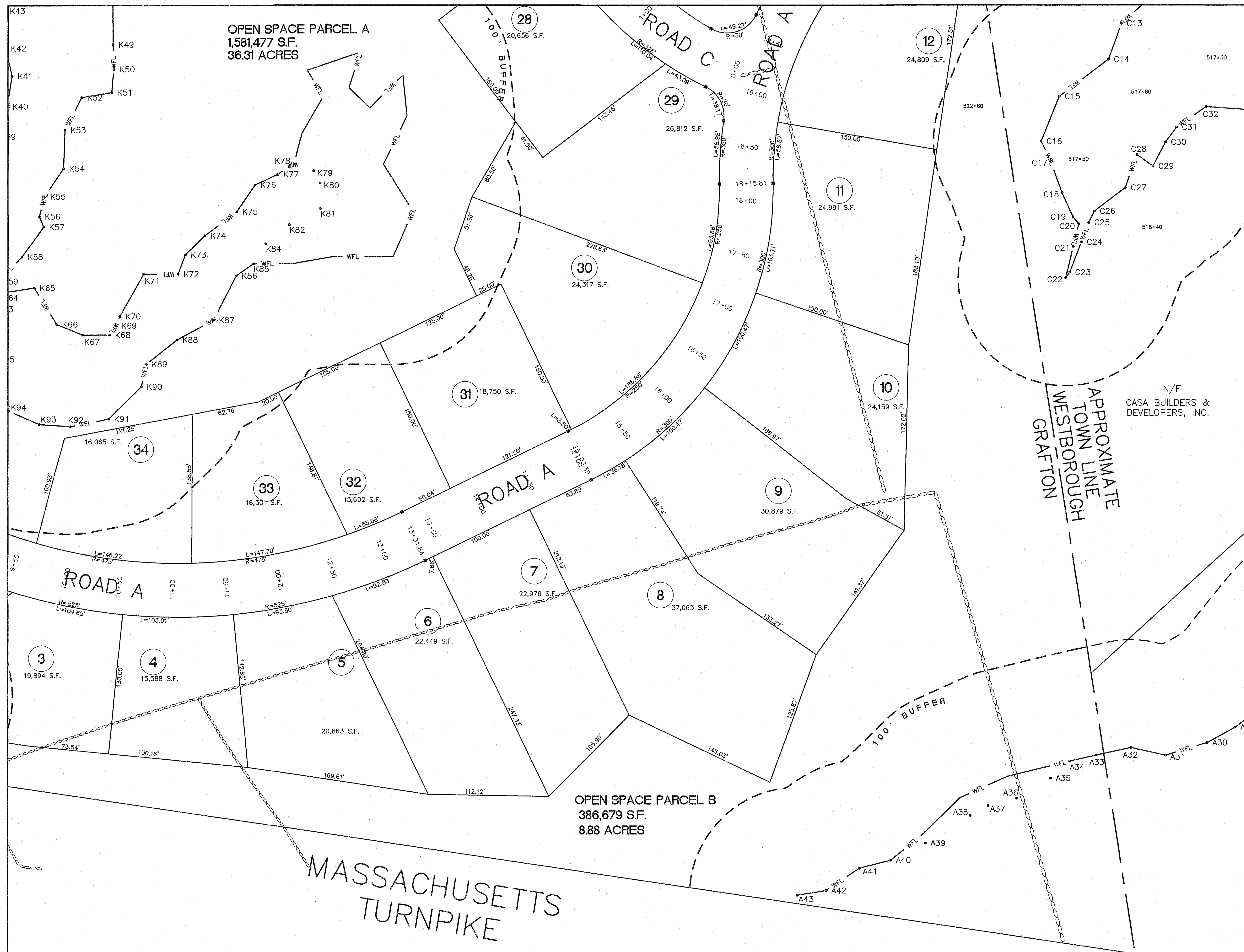
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SHEET L6



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- RETAINING WALL
- STONE WALL
- PROPOSED BOUND

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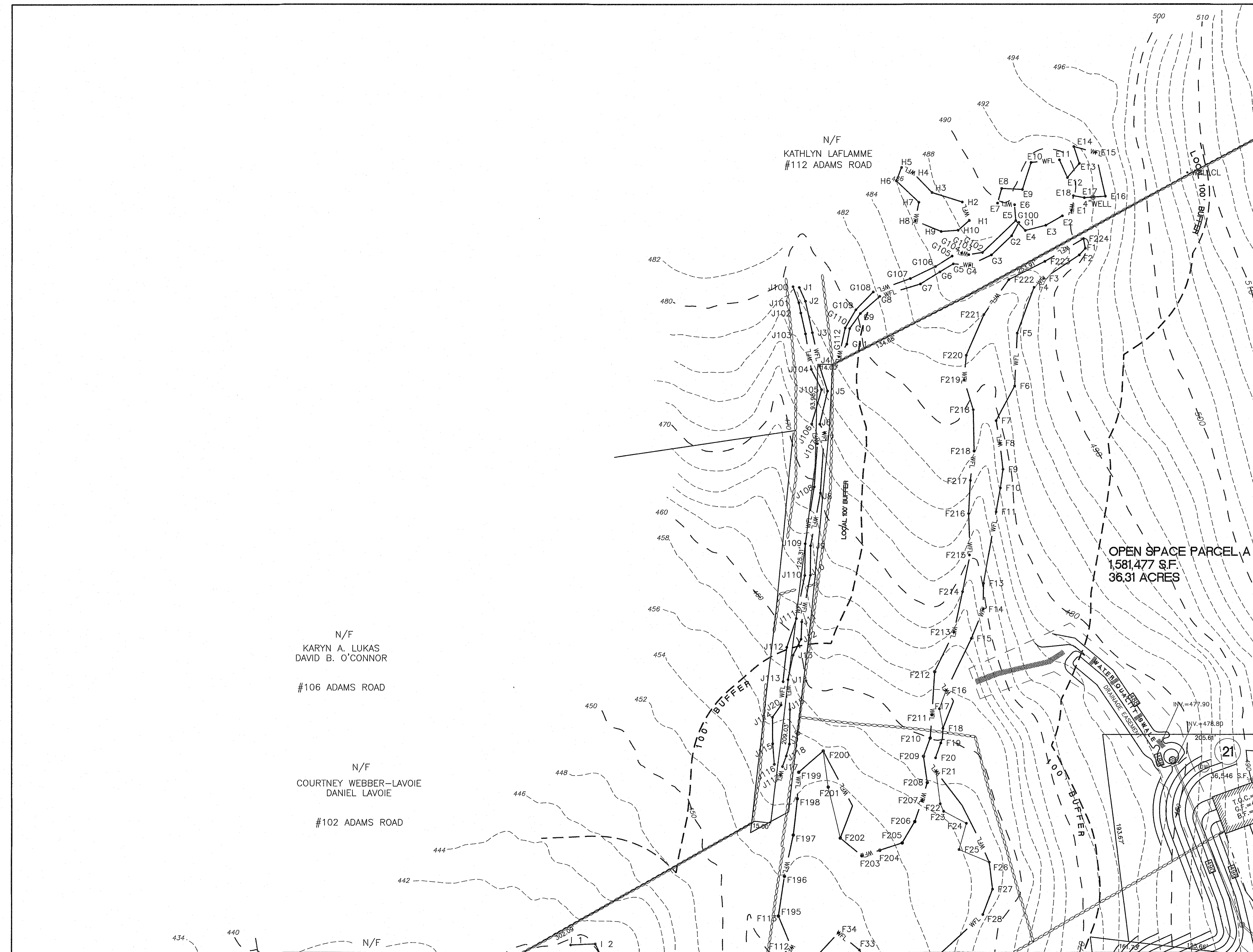
0 10 20 40 80 120

FEET

0 5 10 20 30 40

METERS

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SHEET L7



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SEPTIC SYSTEM LEACHING AREA
- RETAINING WALL
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST PROPOSED BOUND
- PROPOSED DRYWELL TO RECEIVE ROOF RUNOFF

NOTES:

- 39 LOTS IN GRAFTON ALL AT LEAST 12,500 S.F.
- EACH HOUSE SHOWN IS 36'X70'
- EACH SEPTIC SYSTEM AREA LEACHING AREA SHOWN IS ABLE TO RECEIVE 4 BEDROOMS FLOW AT A SIZE DESIGNED ASSUMING A 20 MINUTES PER INCH PERCOLATION RATE.
- ALL PROPOSED RIGHTS OF WAY IN GRAFTON ARE 50 FEET WIDE.
- ALL PROPOSED TRAVELED WAYS IN GRAFTON ARE 24 FEET WIDE.

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GRADING PLAN
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Professional Engineers Professional Land Surveyors
Landscape Architects Erosion Control Specialists
51 Main Street, Post Office Box 570, Boylston, MA 01505
Telephone 508-869-6151 FAX 508-869-6842

CLT. NO.	1002	JOB NO.	328-0813
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REVISIONS			
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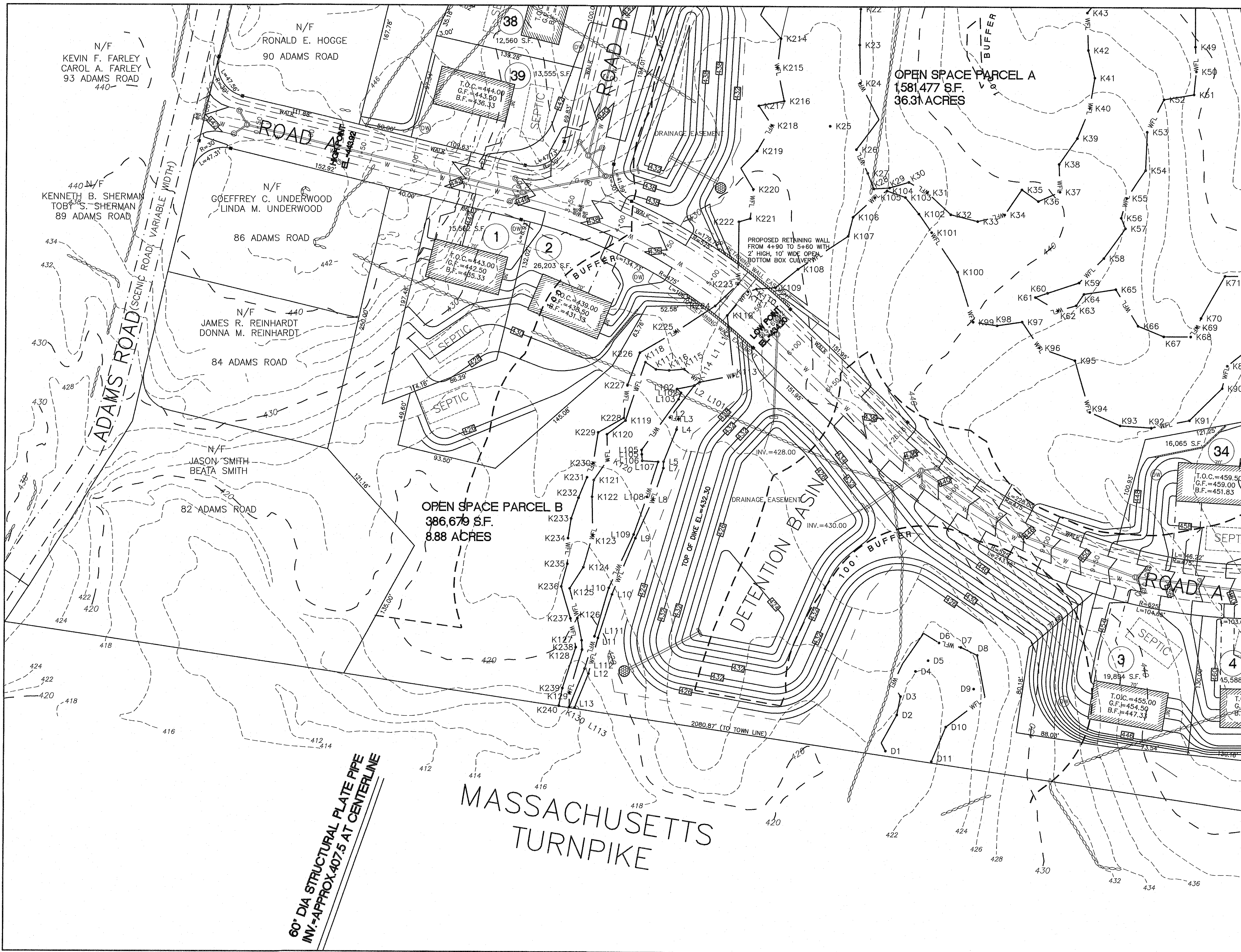
SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"
FLEXIBLE DEVELOPMENT
PRELIMINARY SUBDIVISION
GRADING PLAN
IN
GRAFTON, MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET G2

OPEN SPACE PARCEL A
1,581,477 S.F.
36.31 ACRES



KEY

- F25 --- BORDERING VEGETATED WETLAND EDGE
- F25* --- 100' BUFFER ZONE EDGE
- F25 --- BVW FLAG NUMBER
- --- EDGE OF PAVEMENT
- --- BERM OR CURBING
- --- UTILITY POLE
- --- POLE WITH LIGHT
- --- OVERHEAD WIRES
- --- 2' CONTOUR
- --- 10' CONTOUR
- X 123.1 EXISTING SPOT GRADE
- SEPTIC PROPOSED SEPTIC SYSTEM LEACHING AREA
- --- RETAINING WALL
- --- STONE WALL
- --- OFFICIAL DEEP OBSERVATION HOLE
- --- OFFICIAL PERCOLATION TEST
- --- PROPOSED BOUND
- --- PROPOSED DRYWELL TO RECEIVE ROOF RUNOFF

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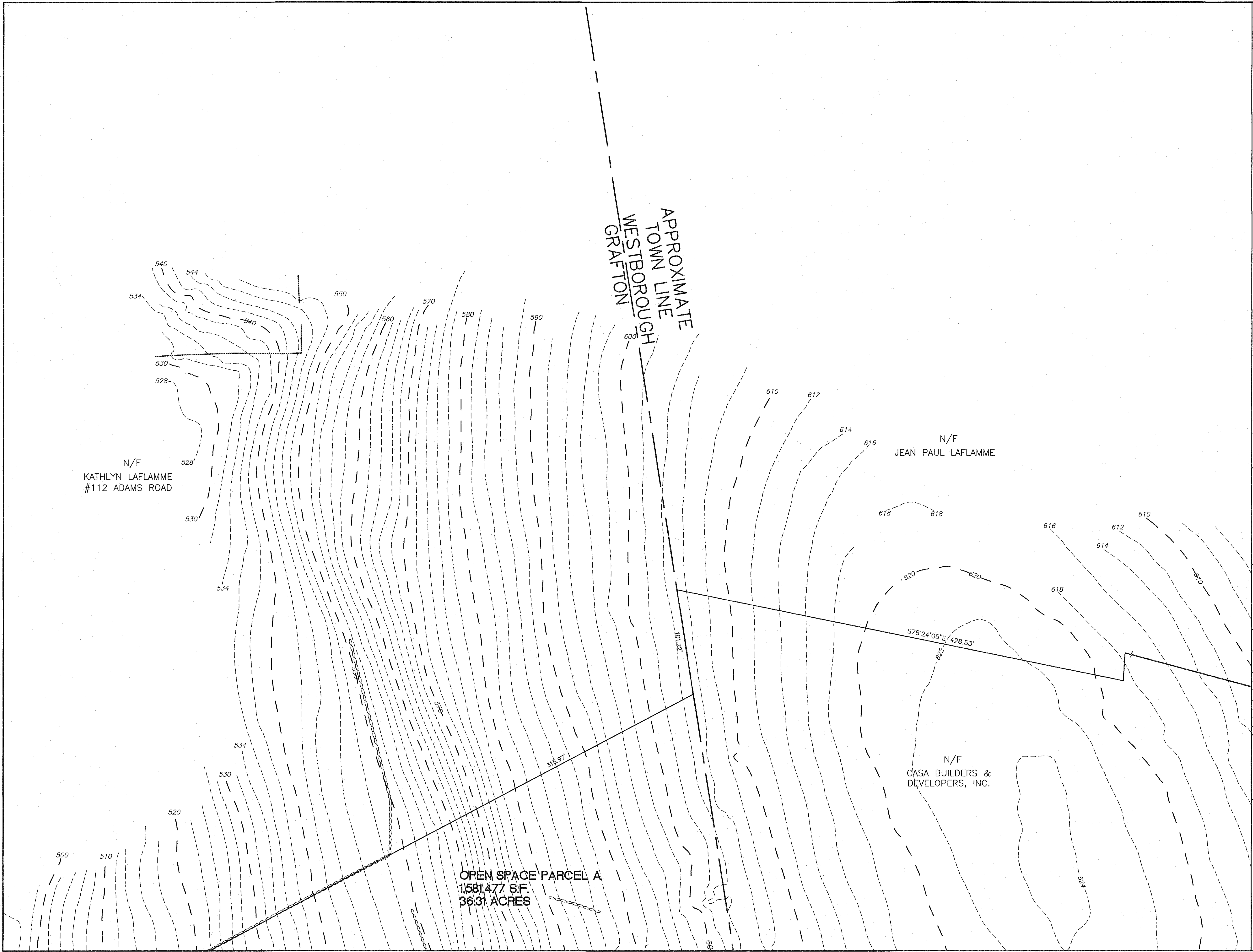
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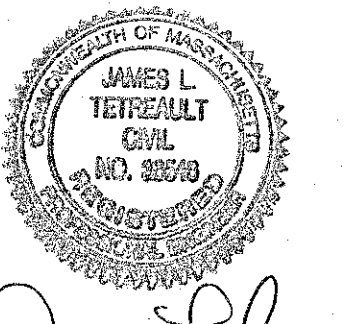


KEY

- F25 --- BORDERING VEGETATED WETLAND EDGE
- F25 --- 100' BUFFER ZONE EDGE
- F25 --- BVW FLAG NUMBER
- --- EDGE OF PAVEMENT
- --- BERM OR CURBING
- --- UTILITY POLE
- --- POLE WITH LIGHT
- --- OVERHEAD WIRES
- --- 2' CONTOUR
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- X 123.1 EXISTING SPOT GRADE
- SEPTIC PROPOSED SEPTIC SYSTEM LEACHING AREA
- RETAINING WALL
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4/14/2016

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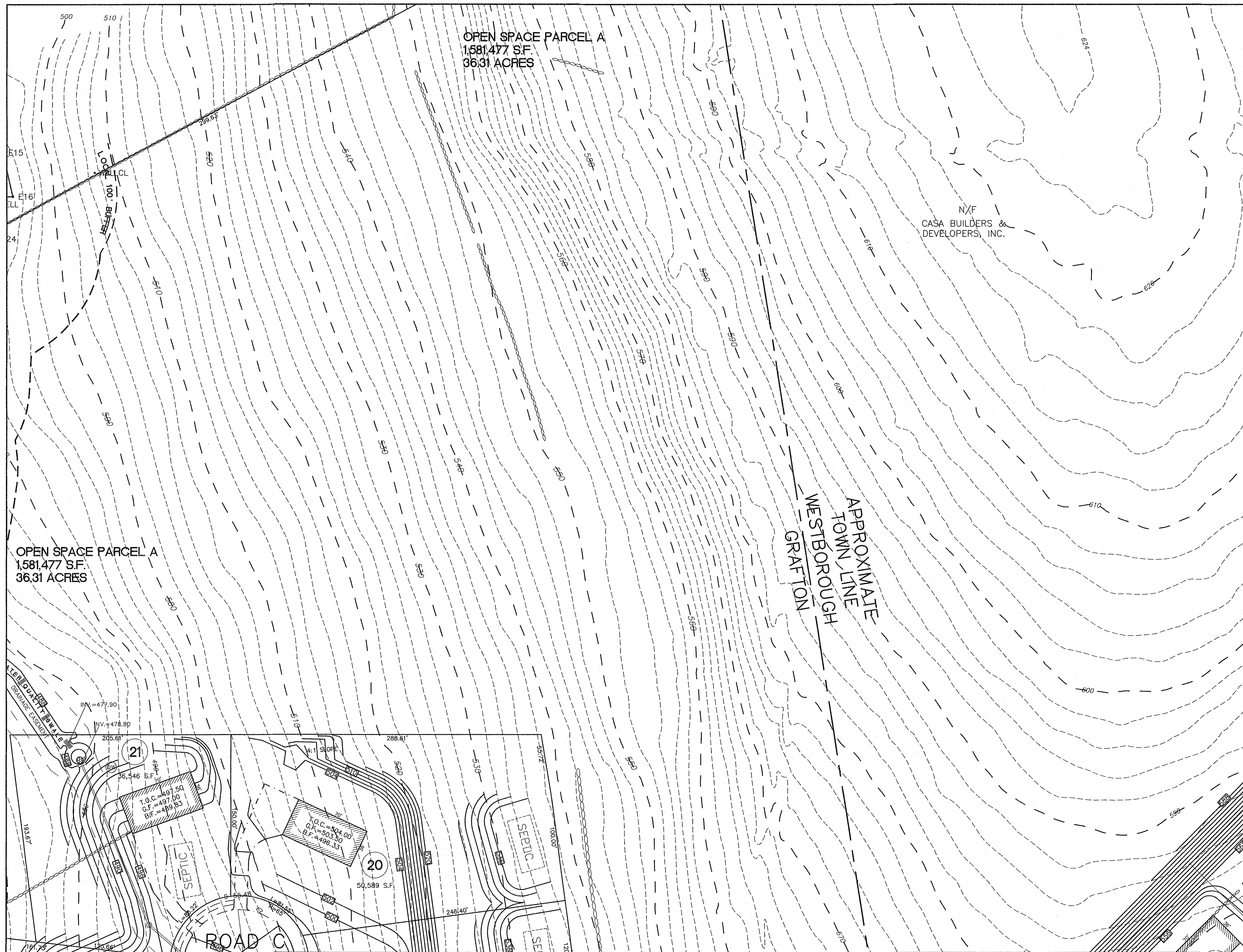
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0 10 20 40 80 120
FEET

0 5 10 20 30 40
METERS

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SHEET G4



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SEPTIC SYSTEM LEACHING AREA
- RETAINING WALL STONE WALL
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NOTES:

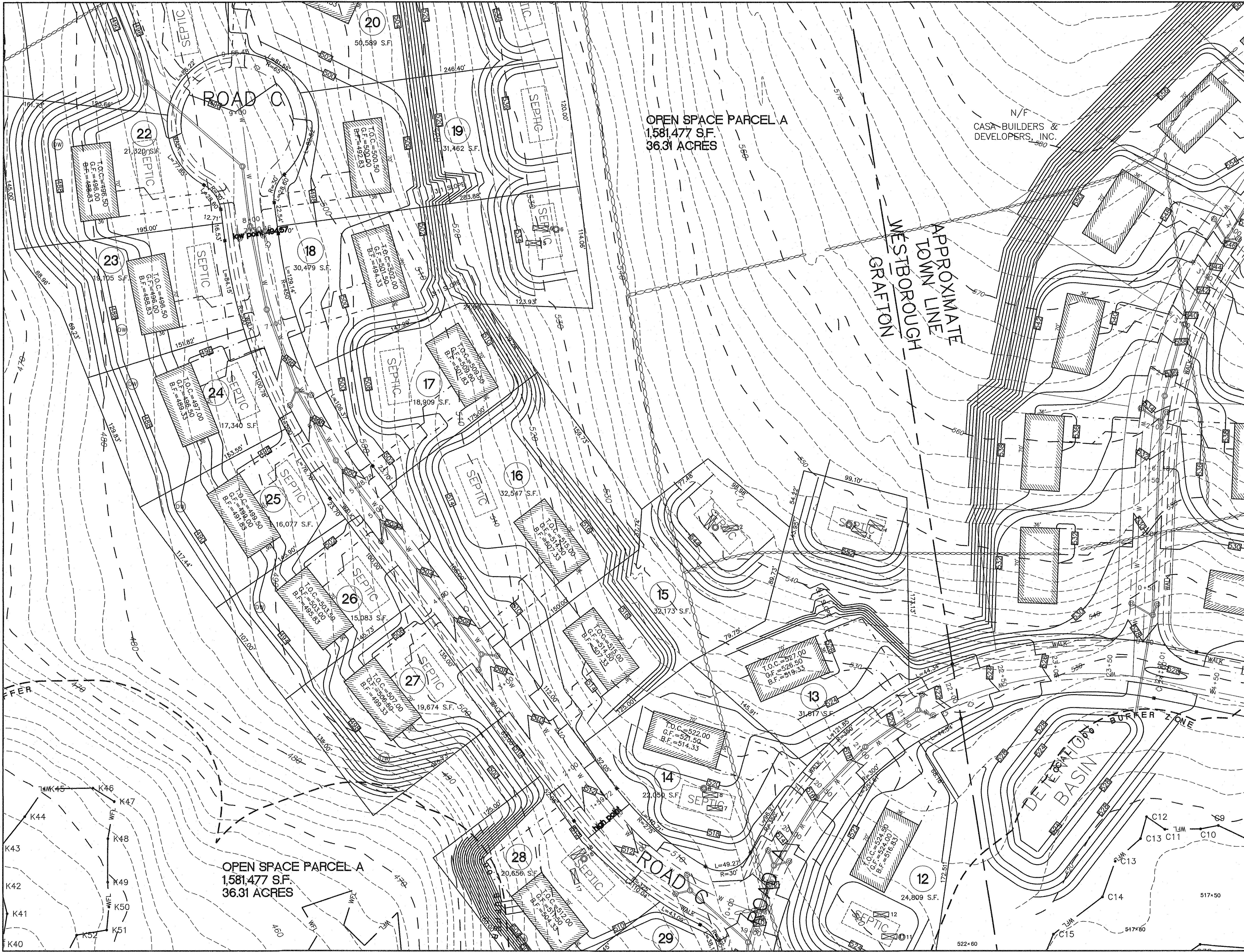
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SCALE: 1 INCH = 40 FEET

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SHEET G5



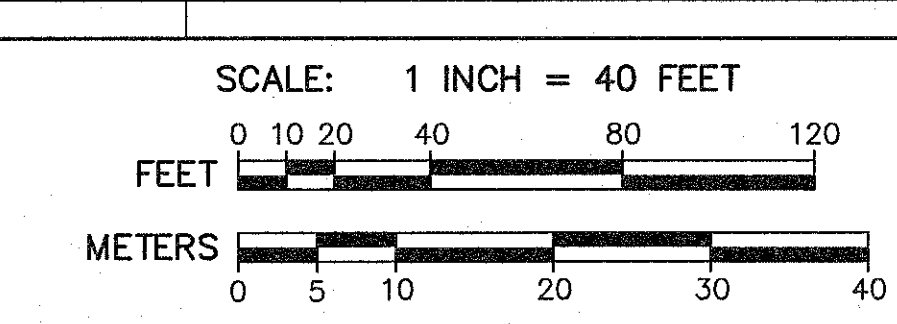
KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
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- EDGE OF PAVEMENT
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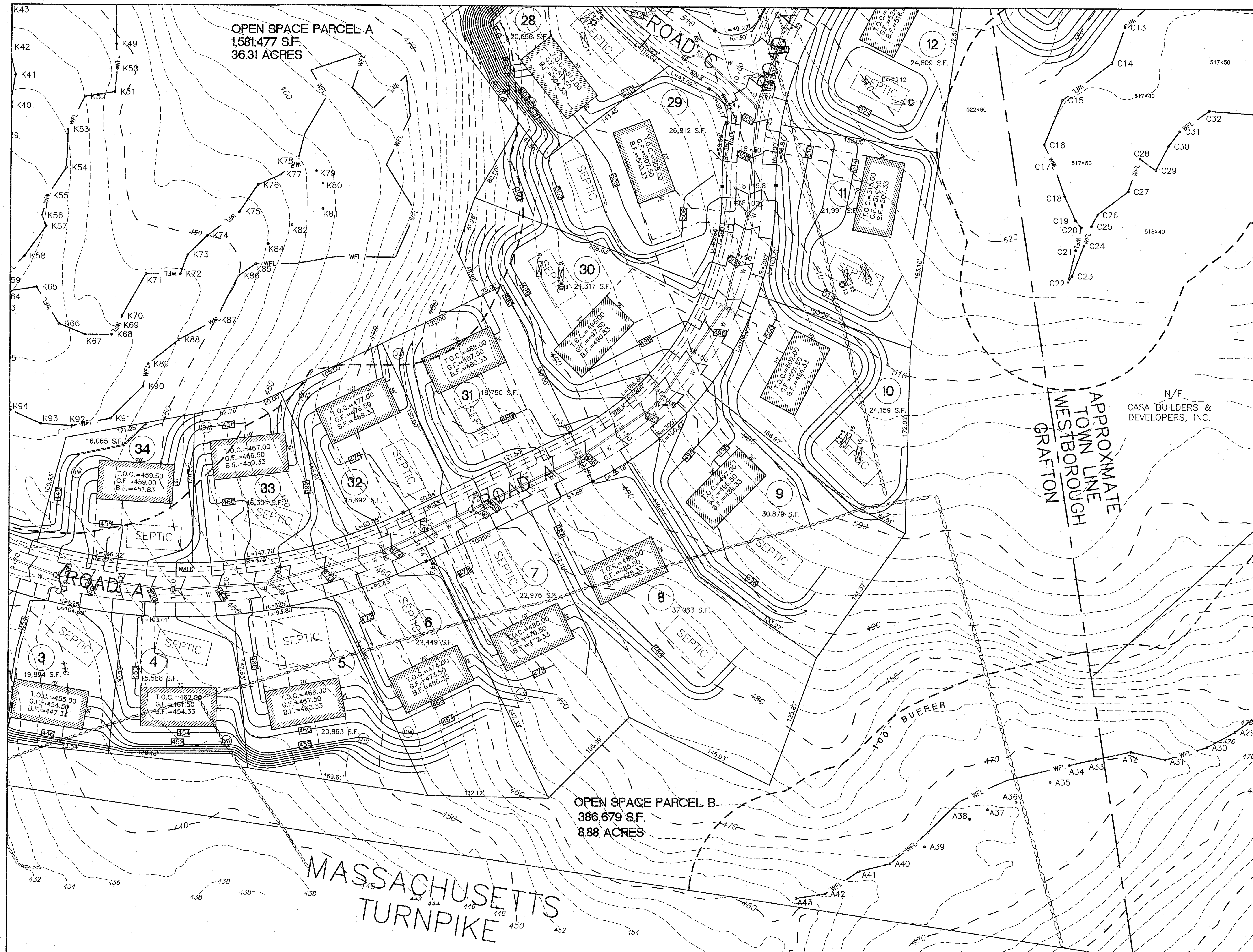
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SHEET G6



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SEPTIC SYSTEM LEACHING AREA
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CLT. NO. 1002 **JOB NO. 328-0813**

DATE: NOVEMBER 25, 2015 **DWG. NO. CASA_WEST_STIDSEN.DWG**

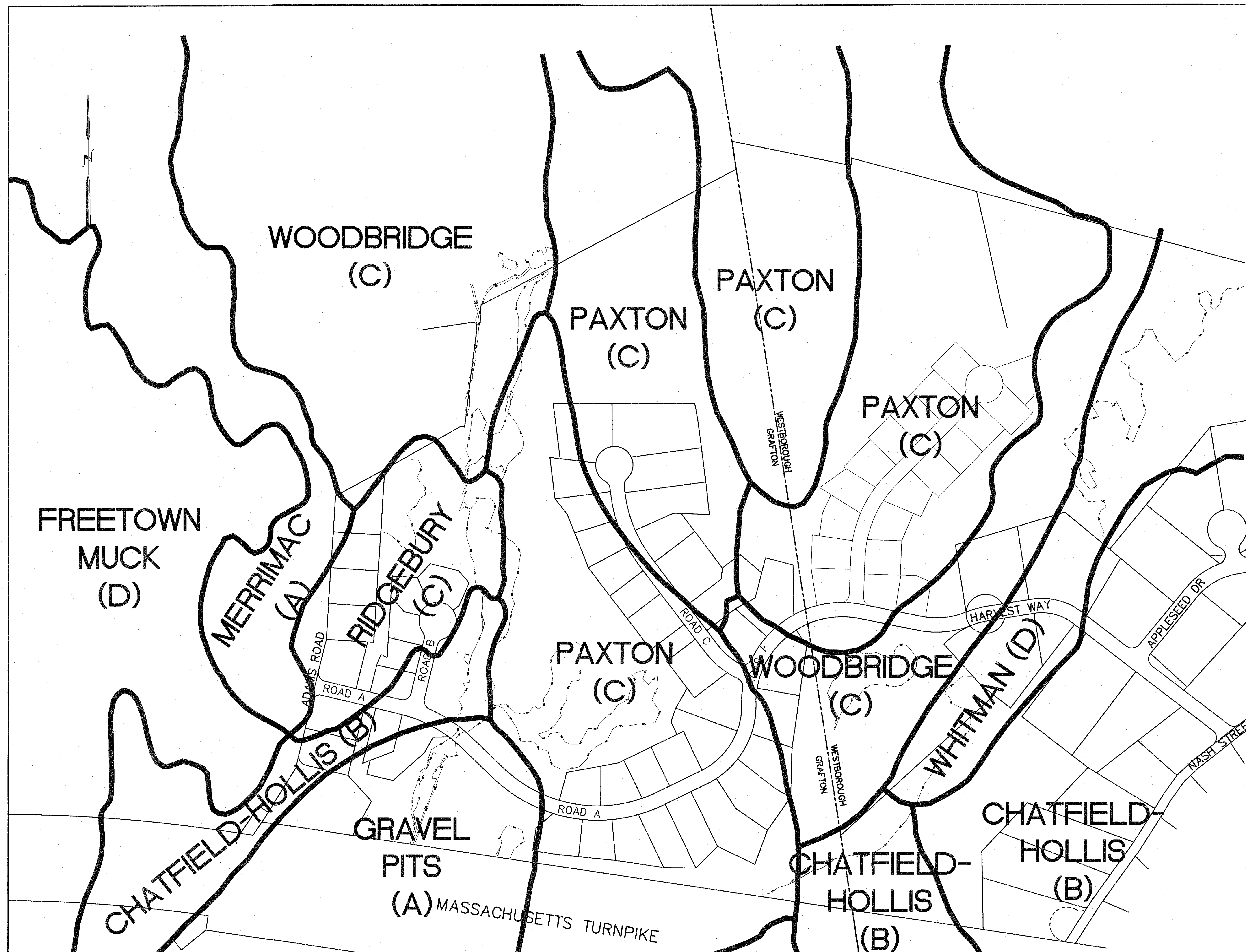
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SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

"THE RIDINGS"
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PRELIMINARY SUBDIVISION
GRADING PLAN
IN
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STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET G7



KEY

- BORDERING VEGETATED WETLAND EDGE
- 100' BUFFER ZONE EDGE
- BORDERING VEGETATED WETLAND AREA
- BVW FLAG NUMBER
- EDGE OF PAVEMENT
- BERM OR CURBING UTILITY POLE
- POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- EXISTING SPOT GRADE
- CHAIN LINK FENCE
- RETAINING WALL
- STONE WALL

NOTE:
THE LETTER IN PARENTHESES BENEATH EACH INDICATED SOIL SERIES IS THE HYDROLOGIC SOIL GROUP CLASSIFICATION OF THAT SOIL SERIES.

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SCALE: 1 INCH = 150 FEET

0 75 150 300 450

FEET

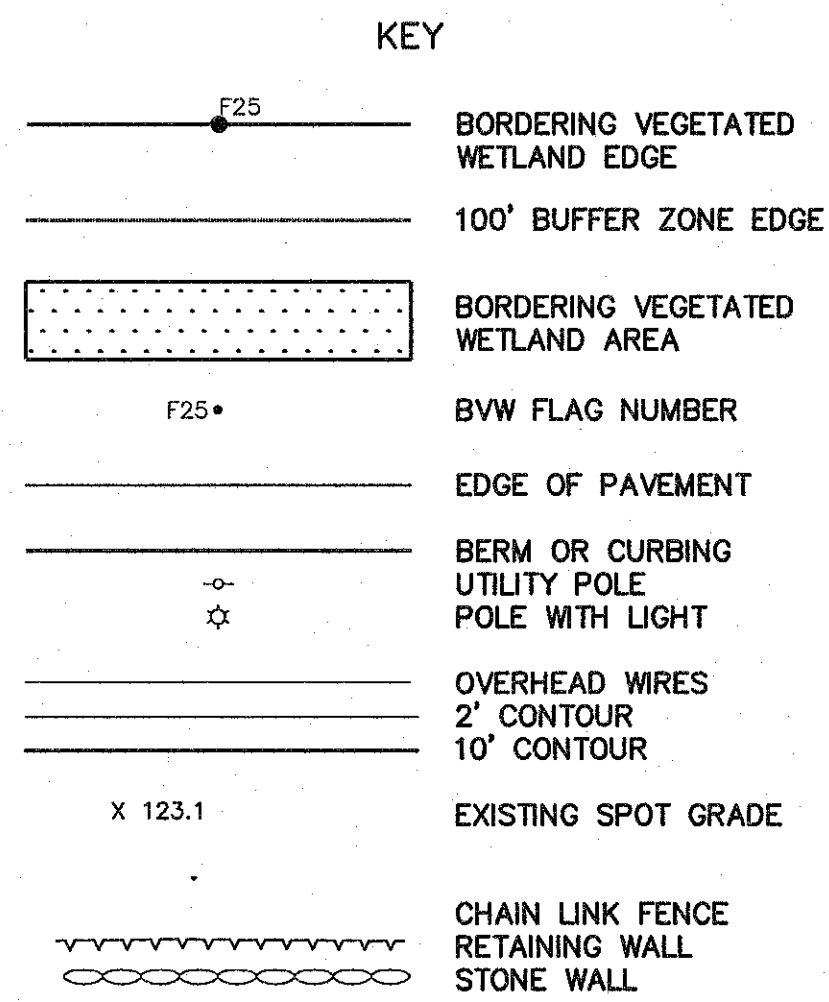
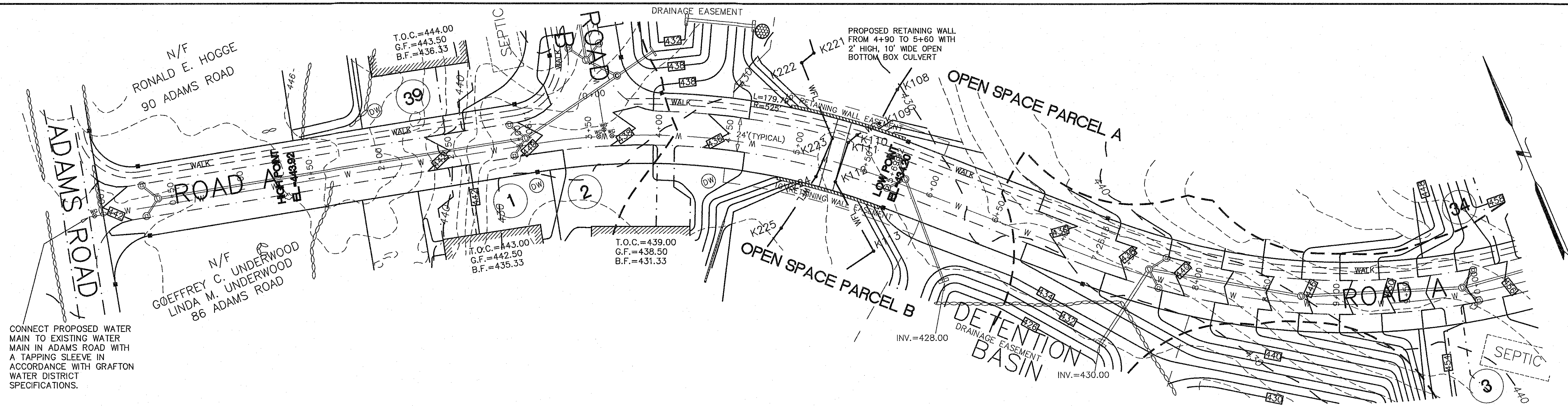
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METERS

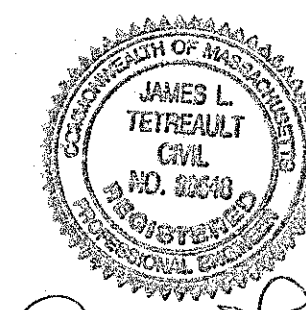
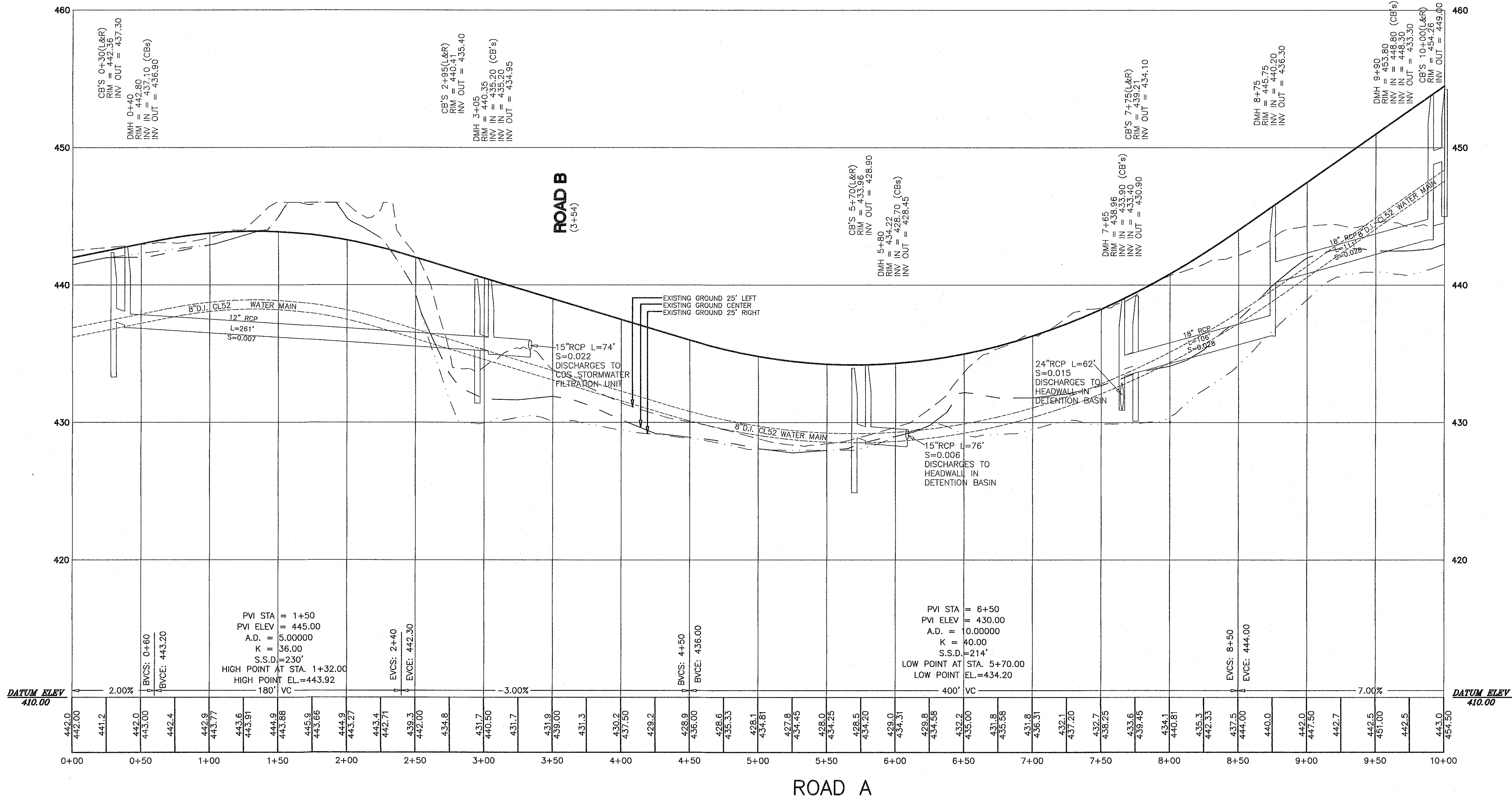
"THE RIDINGS"
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SOILS MAP
IN
GRAFTON, MASSACHUSETTS

PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
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WESTBOROUGH, MASSACHUSETTS 01581

SHEET S1



- NOTES:
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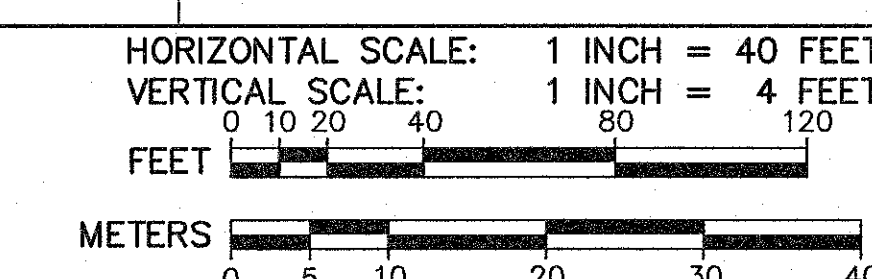
James L. Tetraault
4/14/2016

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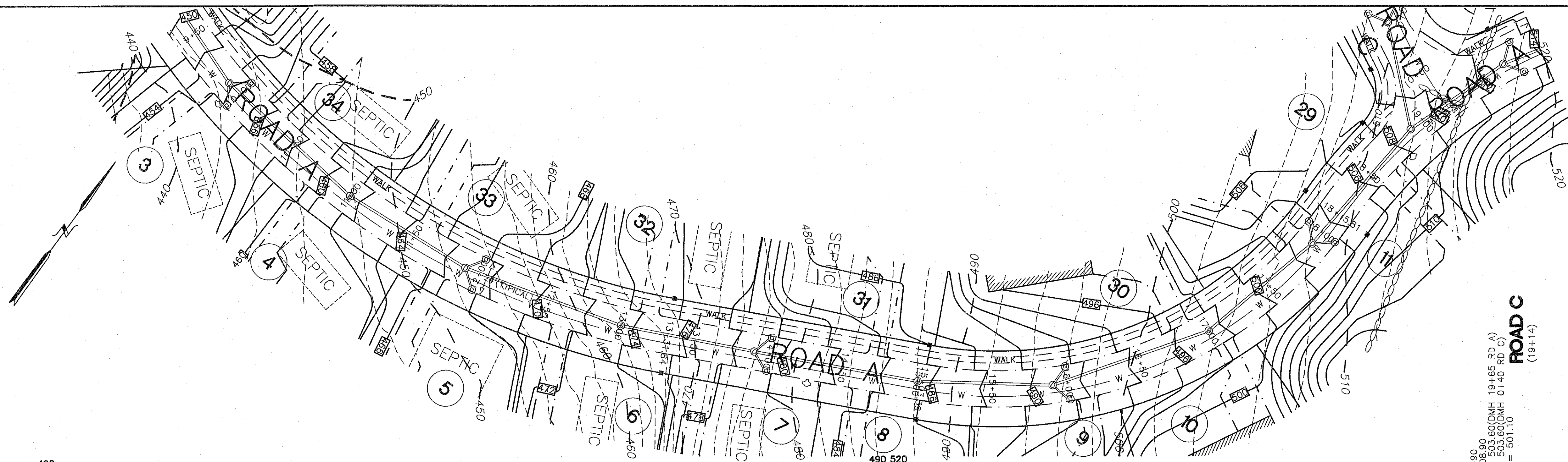
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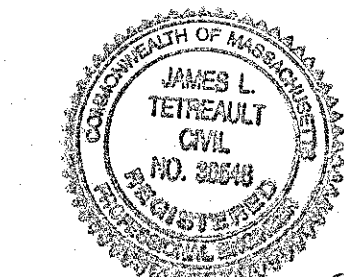


"THE RIDINGS"
PRELIMINARY SUBDIVISION
PLAN AND PROFILE OF ROAD A
IN
GRAFTON, MASSACHUSETTS
PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
P.O. BOX 1205
WESTBOROUGH, MASSACHUSETTS 01581
SHEET P1



- KEY**
- BORDERING VEGETATED WETLAND EDGE
 - 100' BUFFER ZONE EDGE
 - BORDERING VEGETATED WETLAND AREA
 - BVW FLAG NUMBER
 - EDGE OF PAVEMENT
 - BERM OR CURBING UTILITY POLE POLE WITH LIGHT
 - OVERHEAD WIRES
 - 2' CONTOUR
 - 10' CONTOUR
 - EXISTING SPOT GRADE
 - CHAIN LINK FENCE RETAINING WALL STONE WALL

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James L. Thompson
4/14/2016

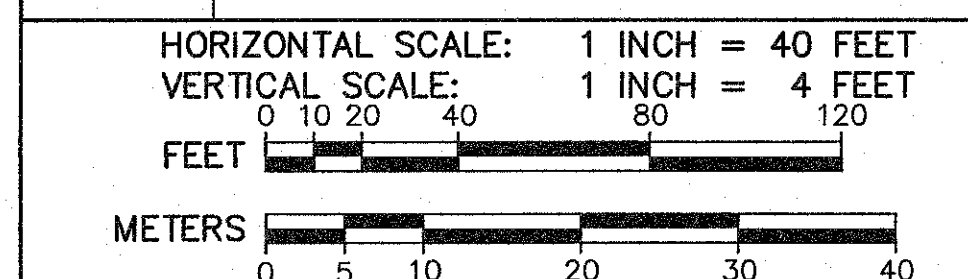
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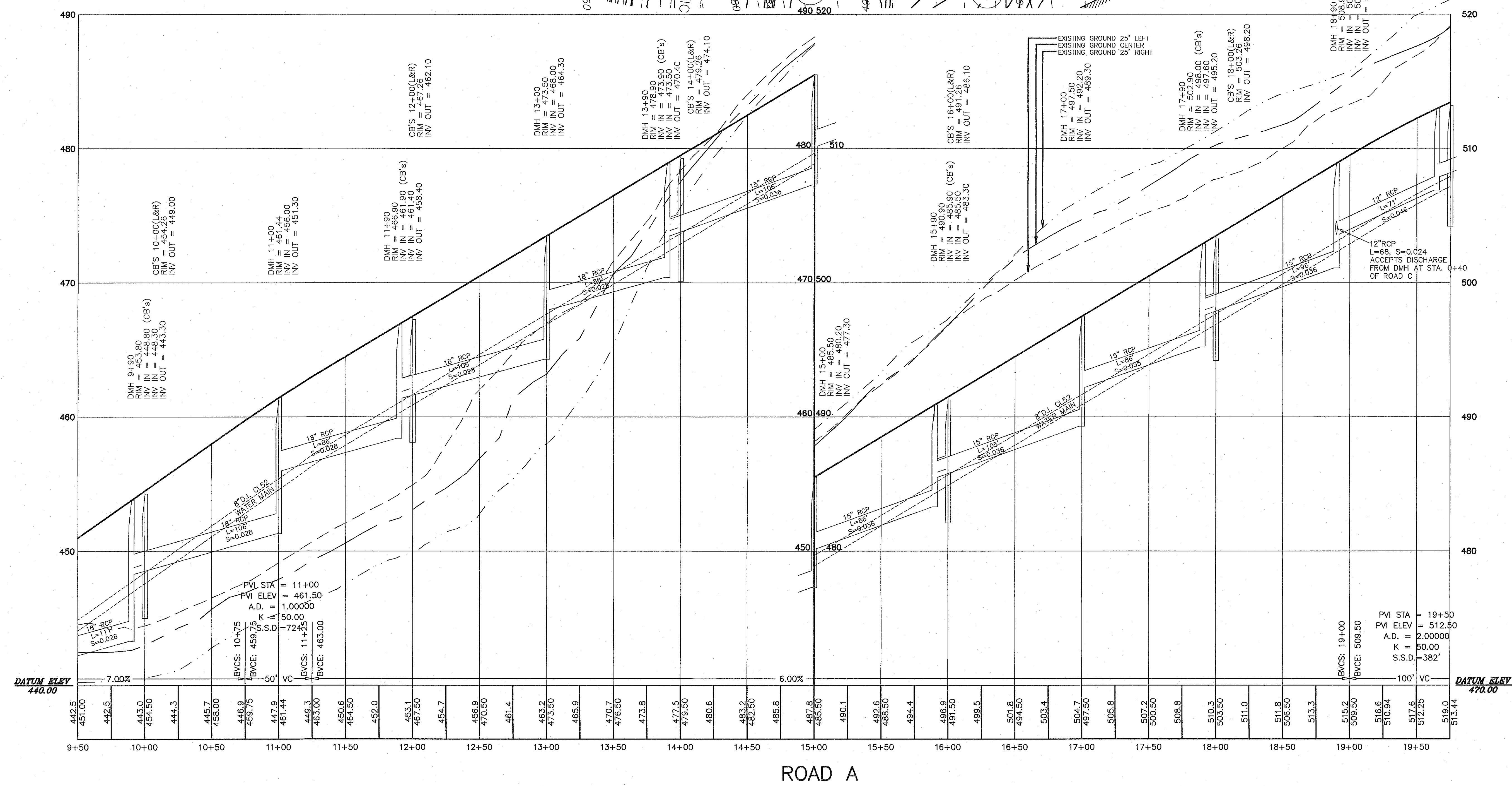
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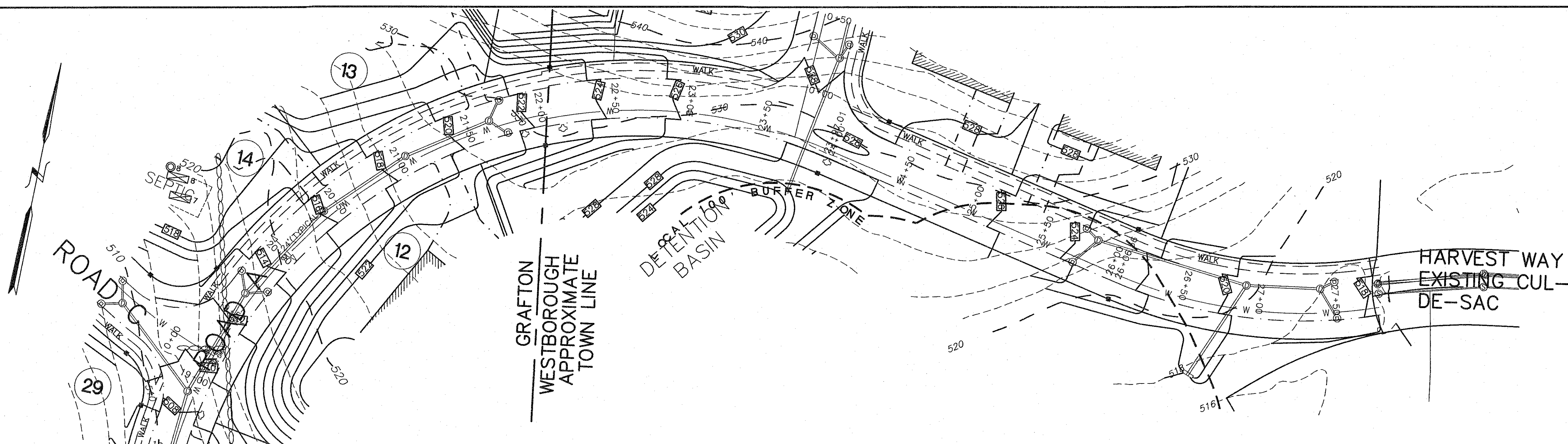
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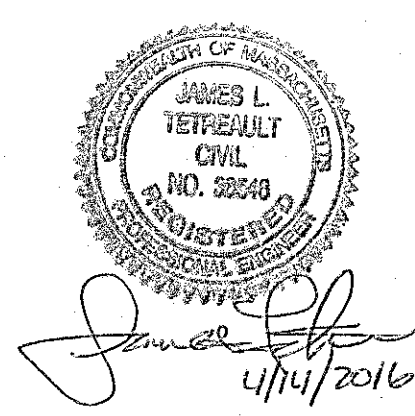
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SHEET P2





- KEY**
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 - 100' BUFFER ZONE EDGE**
 - BORDERING VEGETATED WETLAND AREA**
 - BVW FLAG NUMBER**
 - EDGE OF PAVEMENT**
 - BERM OR CURBING**
 - UTILITY POLE WITH LIGHT**
 - OVERHEAD WIRES**
 - 2' CONTOUR**
 - 10' CONTOUR**
 - EXISTING SPOT GRADE**
 - CHAIN LINK FENCE**
 - RETAINING WALL**
 - STONE WALL**

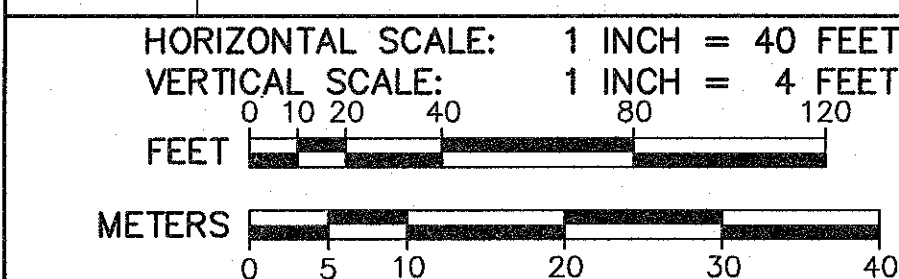
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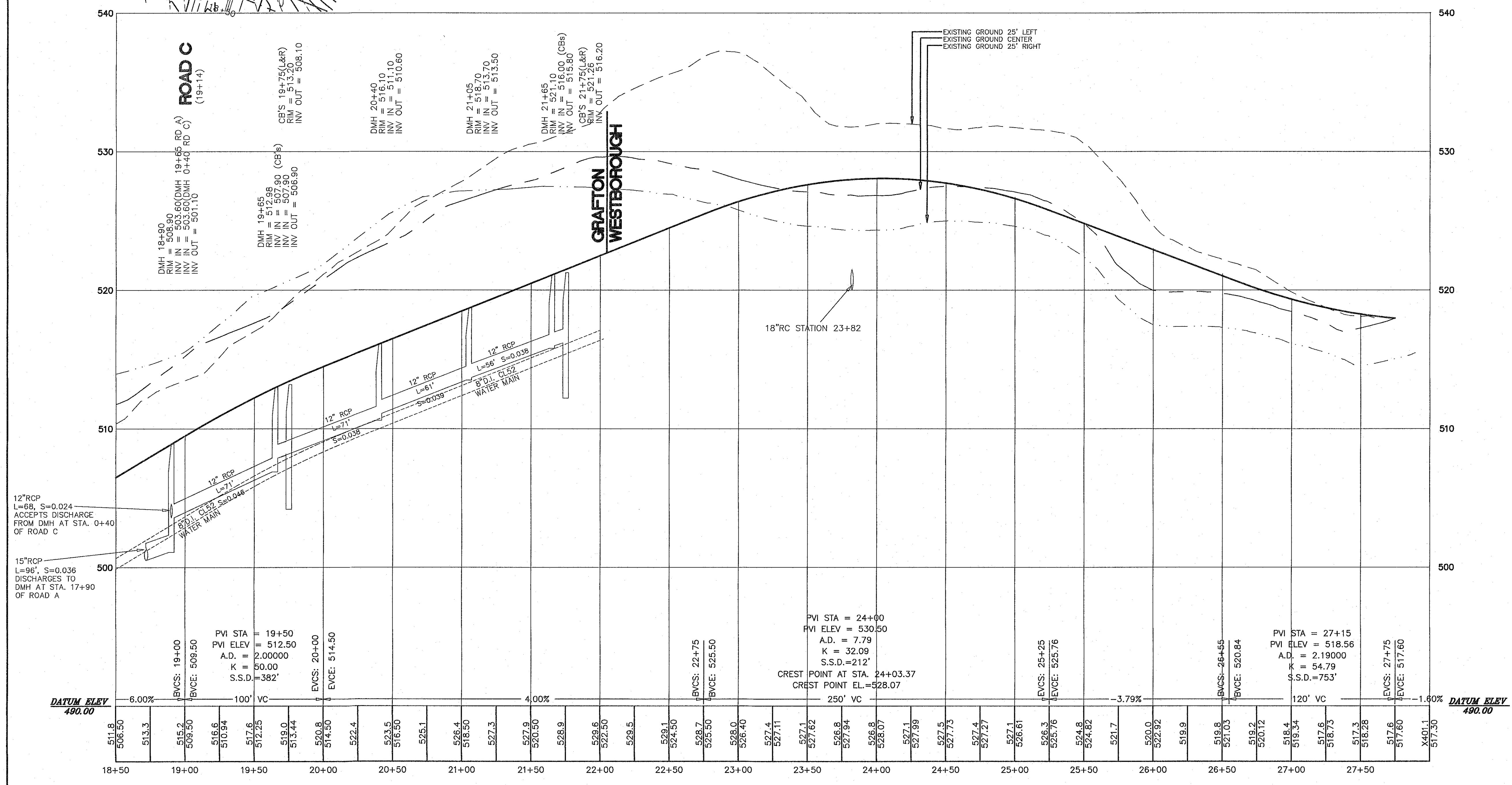
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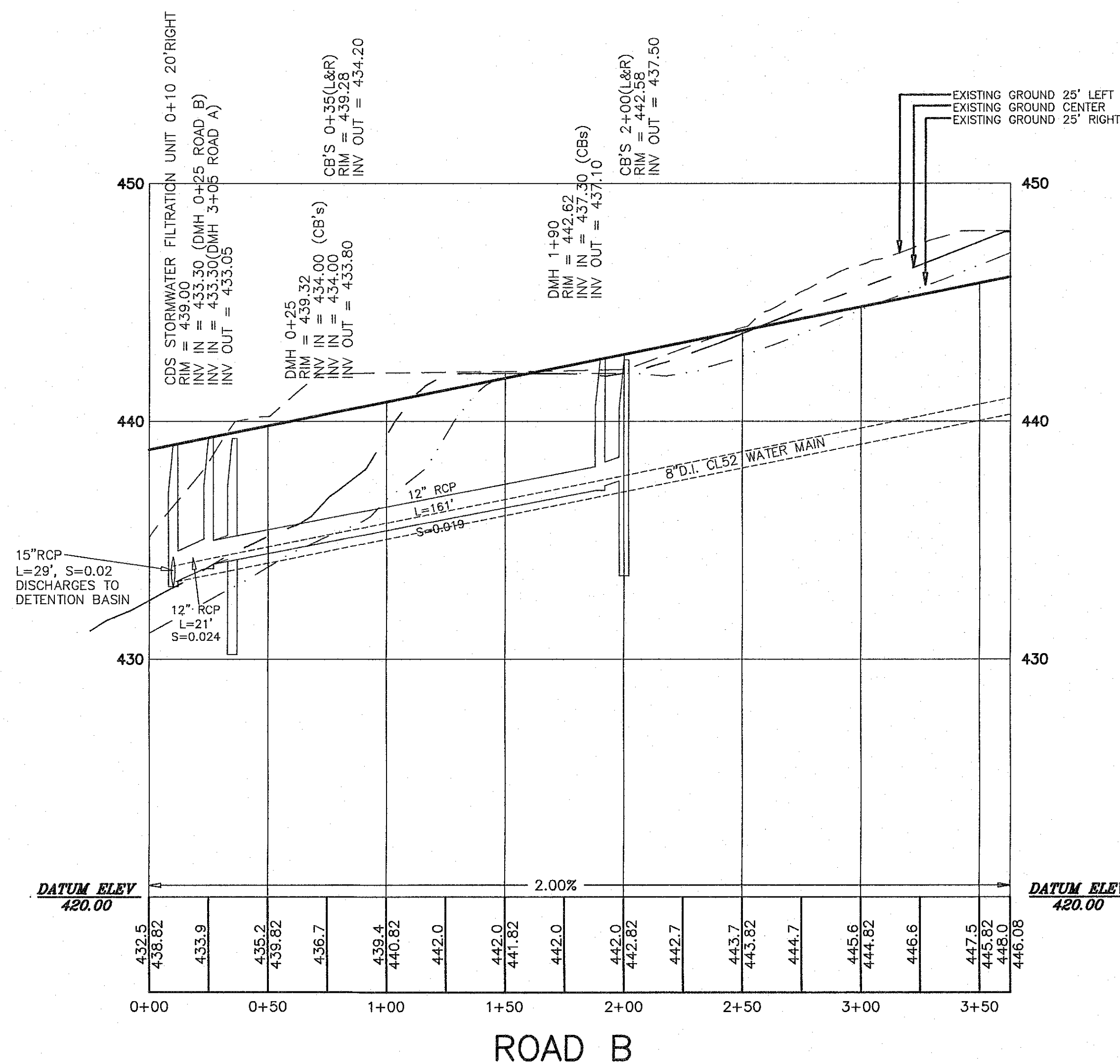
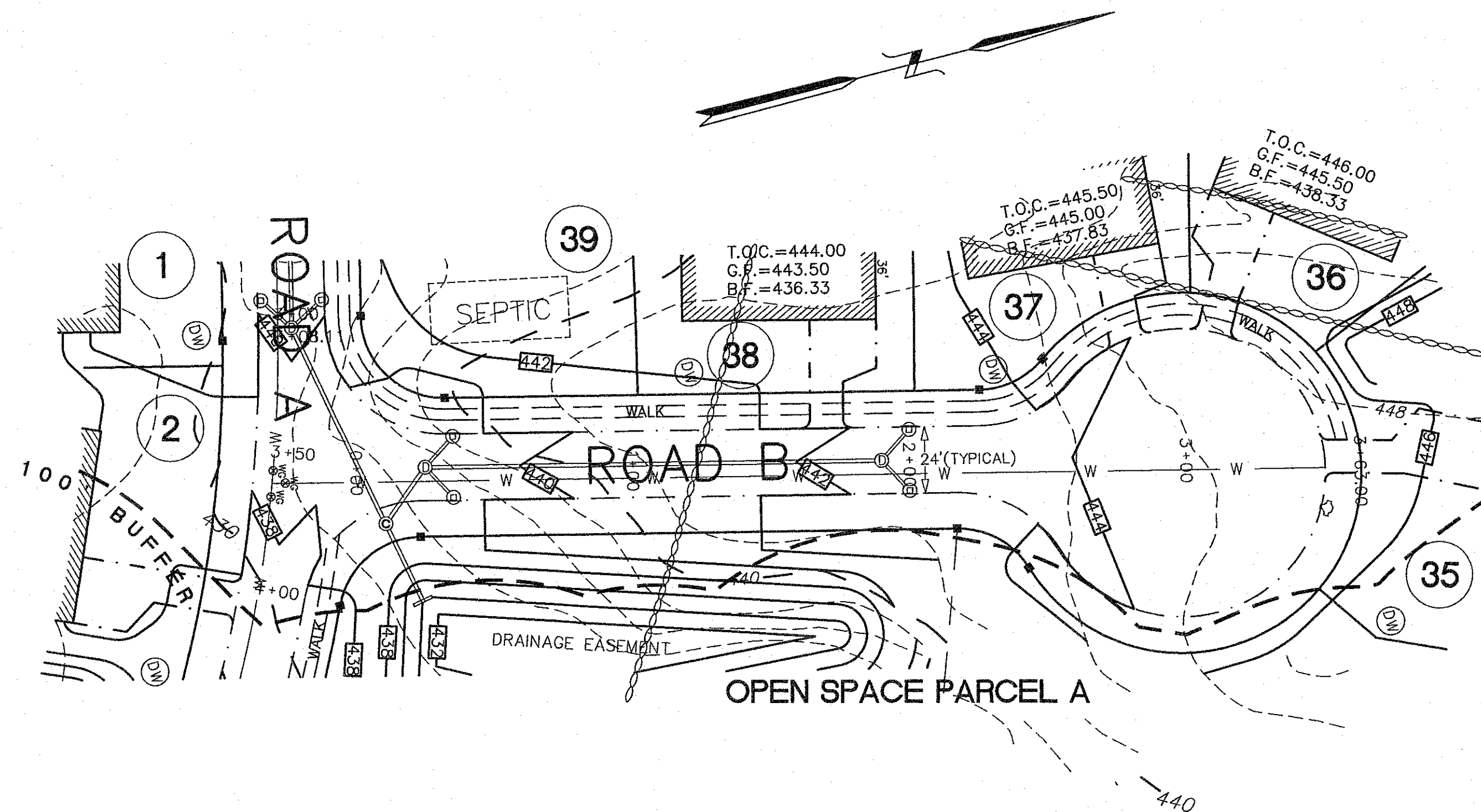
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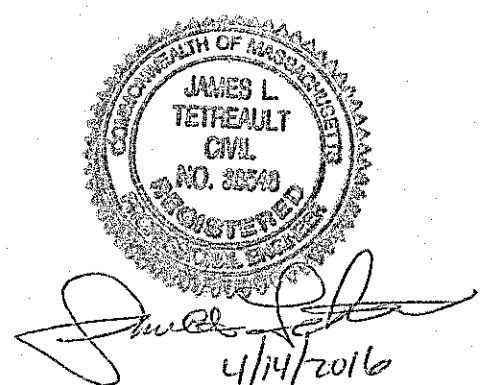
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SHEET P3





KEY	
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	100' BUFFER ZONE EDGE
	BORDERING VEGETATED WETLAND AREA
	BVW FLAG NUMBER
	EDGE OF PAVEMENT
	BERM OR CURBING
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	RETAINING WALL
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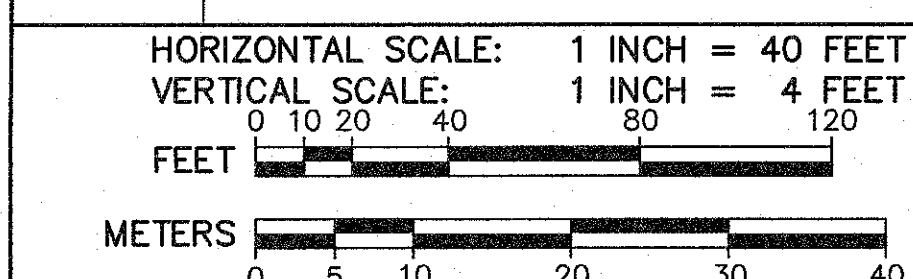
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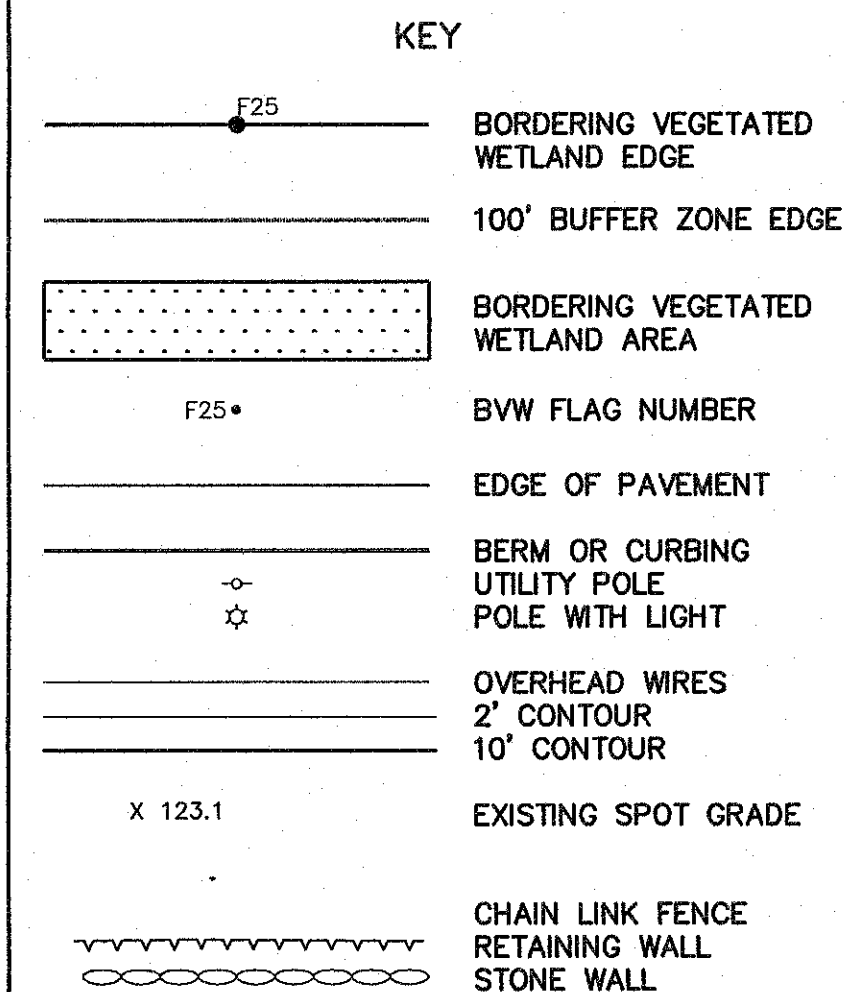
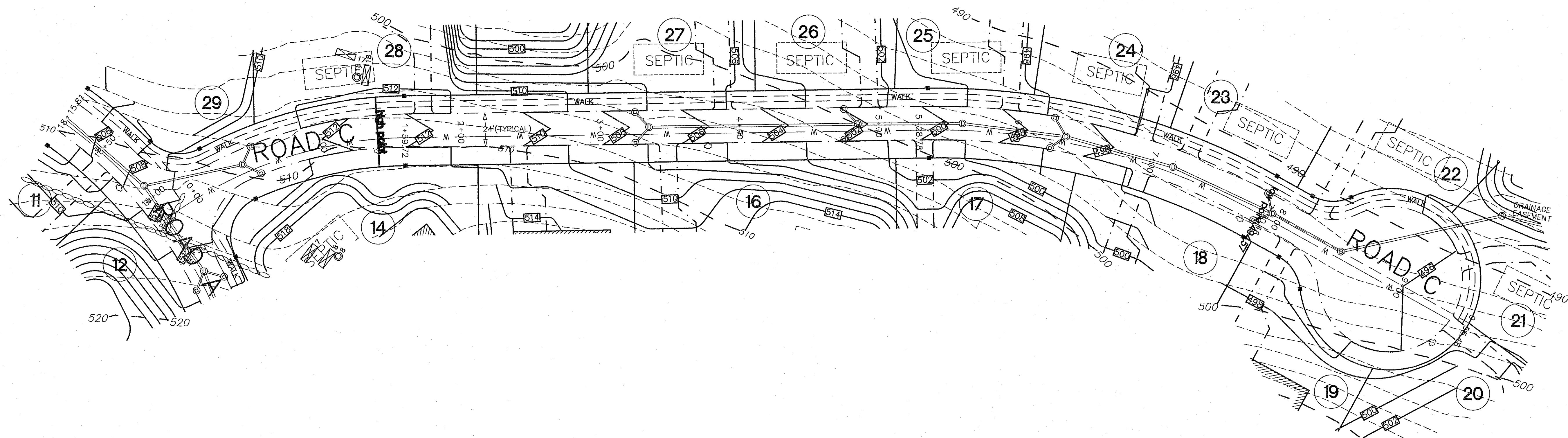
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CLT. NO.	1002	JOB NO.	328-0813
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REVISIONS	
DATE:	DESCRIPTION
4-14-16	TOWN REVIEW

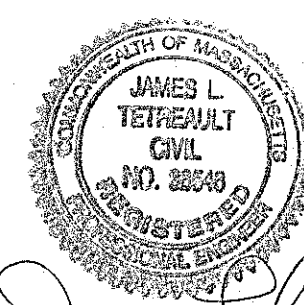
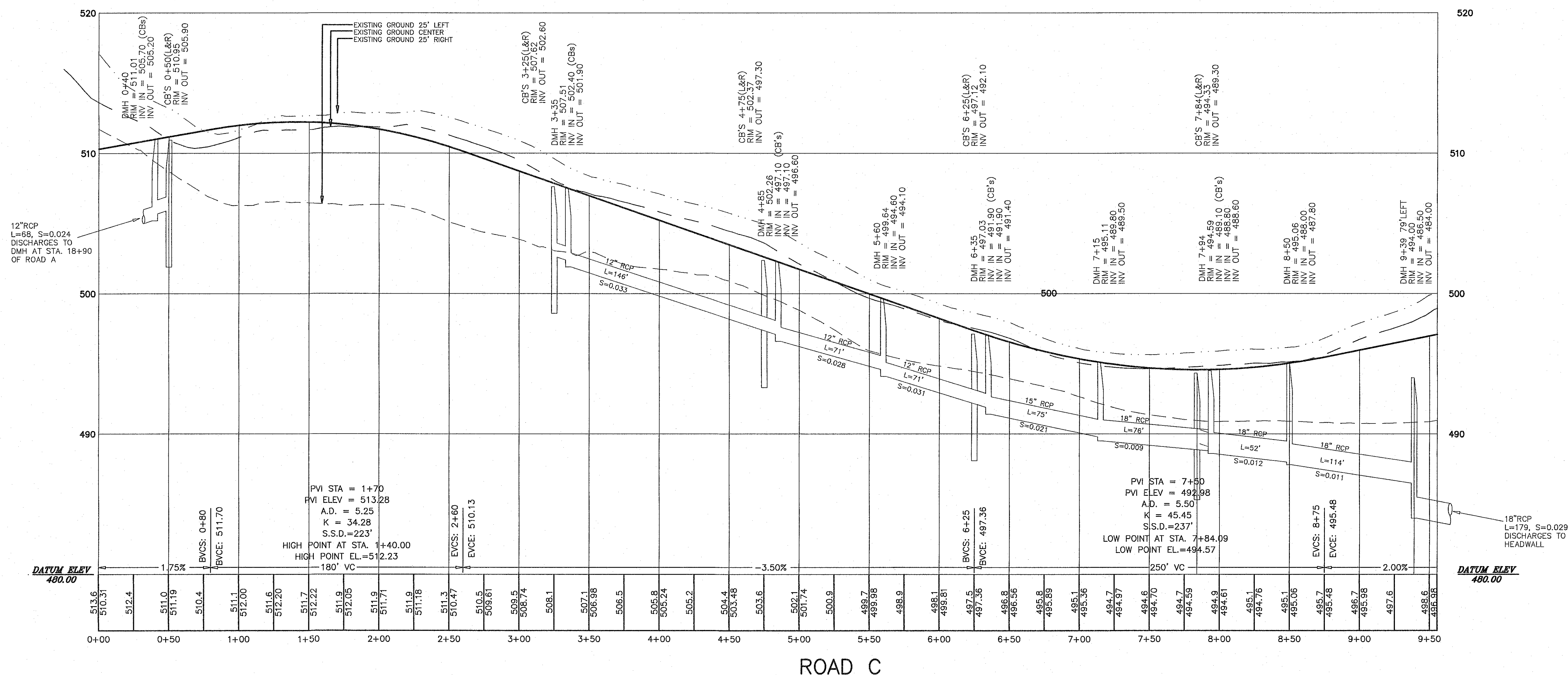


"THE RIDINGS"
 PRELIMINARY SUBDIVISION
 PLAN AND PROFILE OF ROAD B
 IN
 GRAFTON, MASSACHUSETTS
 PREPARED FOR OWNER/APPLICANT
CASA BUILDERS & DEVELOPERS CORP.
STEVEN VENINCASA
 P.O. BOX 1205
 WESTBOROUGH, MASSACHUSETTS 01581
 SHEET P4



NOTES:

- 39 LOTS IN GRAFTON ALL AT LEAST 12,500 S.F.
- EACH HOUSE SHOWN IS 36'x64'
- EACH SEPTIC SYSTEM AREA SHOWN IS ABLE TO RECEIVE 4 BEDROOMS FLOW AT A SIZE DESIGNED ASSUMING A 20 MINUTES PER INCH PERCOLATION RATE.



James L. Tetraault
4/14/2016

THOMPSON-LISTON ASSOCIATES, INC.

Professional Engineers Professional Land Surveyors
Landscape Architects Erosion Control Specialists
51 Main Street, Post Office Box 570, Boylston, MA 01505
Telephone 508-869-6151 FAX 508-869-6842

CLT. NO. 1002 JOB NO. 328-0813

DATE: NOVEMBER 25, 2015 DWG NO. CASA_WEST_STIDSEN.DWG

REVISIONS
DATE: DESCRIPTION
4-14-16 TOWN REVIEW

HORIZONTAL SCALE: 1 INCH = 40 FEET
VERTICAL SCALE: 1 INCH = 4 FEET
FEET
METERS

"THE RIDINGS"
PRELIMINARY SUBDIVISION
PLAN AND PROFILE OF ROAD C
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